

# CITY OF HUNTSVILLE, TEXAS

Eric Johnston, Chairman

David Anderson  
Rowe Creager, Vice Chairman  
Leroy Hilton



Bill Knotts  
Beth Newton  
Marilyn Soffar

## PLANNING & ZONING COMMISSION AGENDA

JUNE 3, 2010 at 12:00PM (Noon)  
COUNCIL CHAMBERS  
HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

### REGULAR SESSION [12:00PM]

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
  - a. **U.S. Flag**
  - b. **Texas Flag** – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
3. **INVOCATION**
4. **CONSIDER** the Preliminary Plat of Sycamore Avenue Development located in the southeast corner Sycamore Avenue and 16<sup>th</sup> Street, in the P. Gray League, A-24, in the city limits of Huntsville consisting of 26.047 acres.
5. **CONSIDER** the Final Plat of Forum Sam Houston located in the northeast corner of Sam Houston Avenue and Sycamore Avenue, in the E. Davids Survey, A-157, in the city limits of Huntsville consisting of 12.712 acres.
6. **PUBLIC HEARING** for an amendment to Section 1104.5 Height limitations and measurements in Chapter 11 Sign Standards of the Development Code.
7. **CONSIDER** the amendment to Section 1104.5 Height limitations and measurements in Chapter 11 Sign Standards of the Development Code.
8. **CONSIDER** the minutes of May 20, 2010.
9. **CITIZEN INPUT**
10. **ADJOURNMENT**

*If, during the course of the meeting and discussion of any items covered by this notice, the Planning and Zoning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.*

*If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning and Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.*

### CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the June 3, 2010 Planning & Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: 5/28/10

TIME OF POSTING: 9:35 am

TAKEN DOWN: \_\_\_\_\_

Lee Woodward, City Secretary

---

---

## MEMORANDUM

---

---



**DATE: MAY 28, 2010**

**TO: PLANNING AND ZONING COMMISSIONERS**

**CC: ROSE KADER, PLANNER**  
**Y. S. RAMACHANDRA, PE, CITY ENGINEER**  
**CAROL REED, PUBLIC UTILITIES DIRECTOR**

**FROM: ARON KULHAVY, AICP**

**RE: PROJECT UPDATES**

---

---

Staff has provided copies of Chapter 2 of the Huntsville Horizon Comprehensive Plan to City Council so they may begin reviewing the document in advance of their June 15<sup>th</sup> City Council meeting where a public hearing will be held. Members of the Commission are encouraged to attend the meeting to voice their support for the revisions worked on for the past several months.

The Zoning Board of Adjustment met on May 21 and considered two setback variance requests. Because of the number of setback variances the Zoning Board of Adjustment has received over the years, the Board of Adjustments has requested that staff review the possibility of changing the current building setback regulations. The two variances passed were for a gas station canopy at the intersection of Montgomery Road and Interstate 45 and for the proposed addition to the Huntsville Public Library.

The City has just received notice of the receipt of more than \$1.1 million in money to construct sidewalks under the Safe Routes to School Program. These projects should be under construction in the next few months and will tremendously improve walking and biking routes to several of the local elementary schools. The success of the City in receiving this grant was primarily dependant on the sidewalks master plan completed by staff under direction from the Planning Commission and the Council. This is quite an accomplishment and all should be commended.

### **Permits/Projects**

#### **New Projects**

- West Hill Mall (\$1.5 million)
- Retail Center on Sam Houston (\$579,000)

#### **On-going Projects**

- Montgomery Meadow Phase II – Montgomery Road (\$3.5 million)
- Senior Village -Essex Drive (\$3.5 million)
- The Grove -Sycamore (\$10 million)
- Elkin's Lake Clubhouse (\$3 million)
- Region VI building addition-Montgomery Road (\$1.5 million)
- Storage Buildings-SH 75 S (\$475,000)
- Apartments-SH 75 S (\$350,000)
- Chicken Express-623 SH 75 North (\$700,00)

**Administratively Approved Plats – Filed**

- Thomas E. Blackard Property I
- Thomas N. Mainer, III ET AL

**Dates to Remember:**

- **Staff Holiday – May 31 – Memorial Day**
- P&Z Meeting – June 3 at Noon
- P&Z Meeting – June 17 at 5:30PM

For your information, here is the listing of all approved plats that have not been filed. Please note that this does not include those that have withdrawn their plat and will not file.

| <b>Plat</b>  | <b>Date Approved</b> | <b>Status</b> | <b>Description</b>  |
|--|----------------------|---------------|---|
| Replat of Lot 2, David John Tibbs Subdivision                | 1-8-2007             | Idle          | Waiting on public improvements to be accepted<br>Will contact again                                 |
| Amending Plat of Lots 30&31 Hidden Valley Subdivision        | 10-1-2007            | Idle          | Waiting on Lien Holders<br>Currently working with owners on this matter                             |
| Wm. H Vann 2.31 Acre Tract                                   | 1/7/2008             | Not Active    | No response to letter sent<br>Will contact again  |
| Aaron Hooper Subdivision                                     | 1/28/2008            | Not Active    | No response to letter sent<br>Will contact again  |
| Alpha Omega Academy 52.76 Ac Subdivision, Lot 1              | 2-18-2008            | Idle          | Waiting on Mylar to file<br>Sent letter on 8-28-2009  |
| Thelma Ringo 0.736 Acre Tract                                | 7/21/2008            | Not Active    | No response to letter sent<br>Will contact again  |
| The Grove at Huntsville                                      | 10-6-2008            | Active        | Currently Under Construction<br>Plat will not be filed until Public Improvements have been accepted |
| Replat of Lot 815, Block 800, Timberwilde Estates            | 11-2-2009            | Active        | Waiting on Tax Certificates from owner – have contacted via phone                                   |
| Amending Plat of Lots 9 & 10, Mrs. M.E. Thomason Subdivision | 12/15/2009           | Active        | Waiting on Mylar to file<br>Sent letter on 4-29-2010  |
| Brookview, Section 2   | 1/7/2010             | Active        | Public Improvements to be accepted before filing  |
| Cebridge Acquisition   | 2-15-2010            | Active        | Waiting on Mylar to File – have contacted owner via phone/email                                     |
| Edgewood Addition Replat of Lot 11                           | 2-22-2010            | Active        | Waiting on Mylar to File<br>Have contacted owner and surveyor                                       |
| Replat of Lot 11, Block 1, Huntsville Retail Center          | 5-6-2010             | Active        | Waiting on Mylar to File<br>Contacted   |
| Replat of Park 980 Section 1, Tracks 1A and 1B               | 5-24-2010            | Active        | Waiting on Mylar to File<br>Contacted owner/surveyor  |

Never apologize for showing feeling. When you do so, you apologize for truth.

**Benjamin Disraeli**

*British politician (1804 - 1881)*



# PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

---

Prepared by: Rose Kader, Planner      Aron Kulhavy, AICP, Public Works Director/City Planner

---

**SUBJECT:** Sycamore Avenue Development

**TYPE OF REVIEW:** Preliminary Plat

**MEETING DATE:** June 3, 2010

**APPLICANT:** Raul Wong, PE

**OWNER:** Sycamore Avenue Associates, LLC

**LOCATION:** Southeast corner of Sycamore Avenue and 16<sup>th</sup> Street

---

## ***FACTS, CODE REQUIREMENTS AND CONDITIONS***

The subject property is located on the southeast corner of Sycamore Avenue and 16<sup>th</sup> Street, in the P. Gray League, A-24, in the city limits of Huntsville. It is located in the Management District.

A subdivision called College Park Huntsville was brought before the Commission in 2004 (preliminary Plat) and 2006 (Final Plat); however, the developer did not proceed with their proposed apartment development nor filed the approved plat.

The preliminary plat submitted for consideration is by a different developer and calls for one lot being 26.047 acres. This one lot subdivision is a combination of several tracts that the developer currently owns. The stated purpose of the development is a 170 unit multi-family housing development and at this time is to be developed in one phase.

Sycamore Avenue is designated as a collector street on the City's thoroughfare plan. The preliminary plat shows dedication of right-of-way from the edge of the existing ROW to a distance of 35 feet from the centerline of Sycamore. This is consistent with the 70-foot ROW for collector streets and with similar plats along Sycamore.

The developer anticipates on providing sidewalks along Sycamore Avenue, although not required by Code.

As this is just the preliminary plat, all final civil engineering plans will have to be approved before the filing of the final plat. The City Engineer has required the developer to provide a drainage study and traffic study with the submittal of the final plat.

## **STAFF RECOMMENDATION:**

*As this preliminary plat meets all the requirements of the Development Code, staff recommends approval of the request as submitted.*

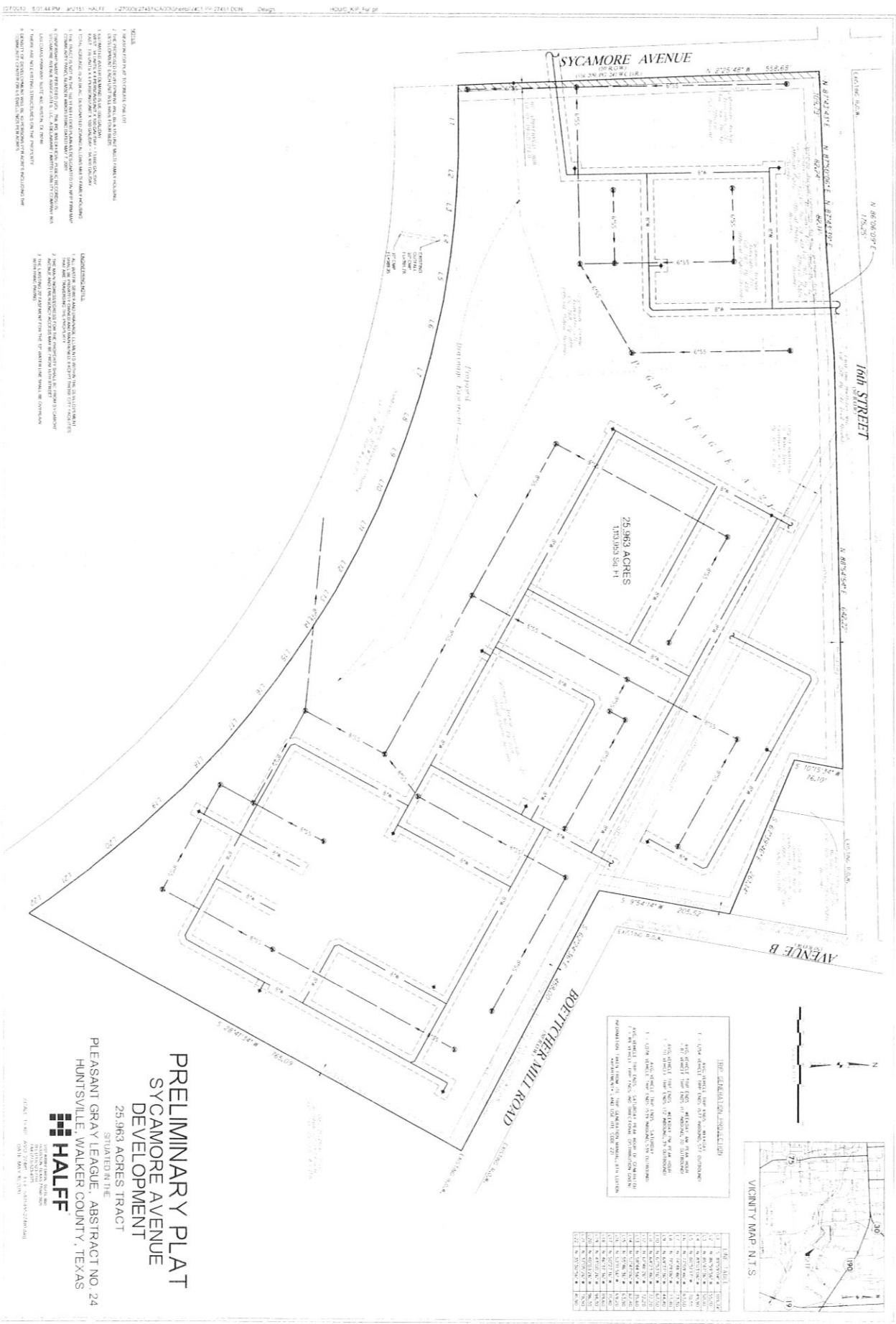
## **ATTACHMENTS:**

Submitted Preliminary Plat

Vicinity Aerial Map

Submitted preliminary site plan from the applicant.








CHAYCROFT  
MCELROY  
MCINTYRE

4313 N CENTRAL EXPRESSWAY  
DALLAS, TEXAS 75204  
P 214.522.6600  
F 214.522.6076  
WWW.CHAYCROFTMC.COM



SYCAMORE  
AVENUE  
DEVELOPMENT

SHSU Student  
Housing

SHSU Student, Inc.  
Houston, Texas 77002

DATE: 08.13.10

PROJECT SET: 08.13.10

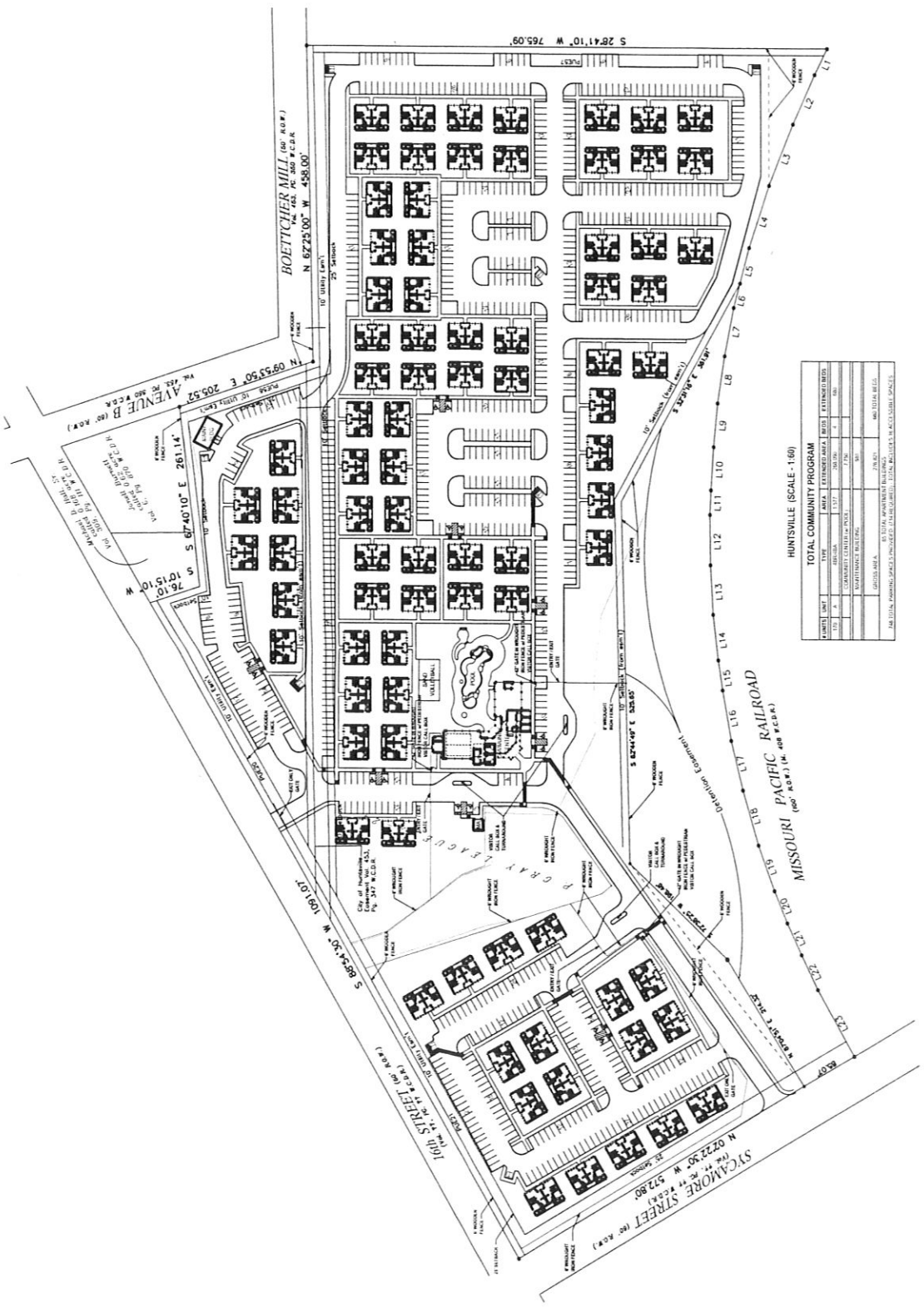
CONSTRUCTION SET: 08.13.10

REVISIONS:

PROJECT NO: 09009

SHEET NO: A1.01

24.144 ACRES

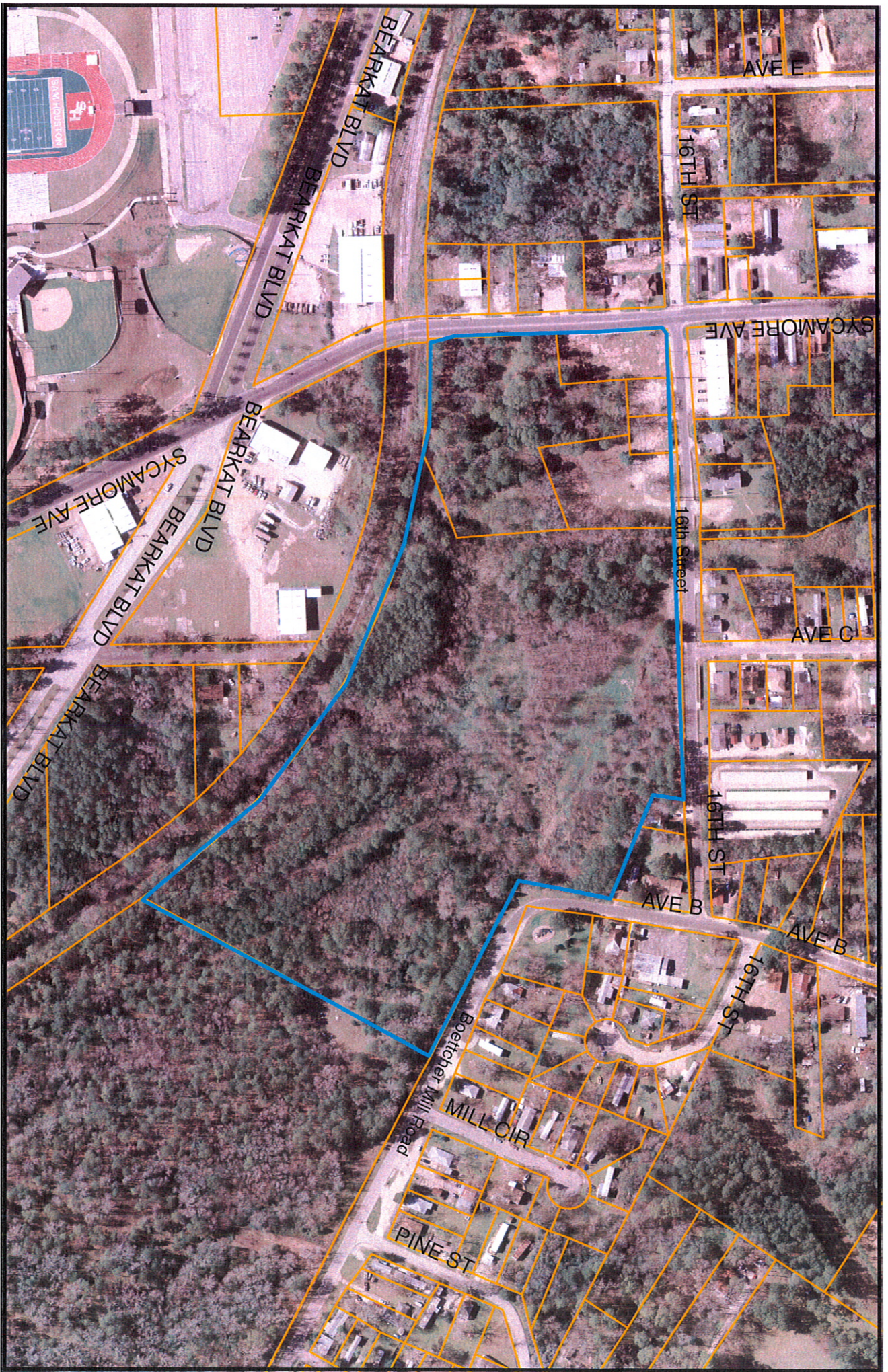


HUNTSVILLE (SCALE: 1/8")

| UNIT | TYPE | AREA  | EXTENDED AREA | REDS | EXTENDED REDS |
|------|------|-------|---------------|------|---------------|
| 101  | 1    | 1,117 | 1,117         | 1    | 1             |
| 102  | 2    | 1,117 | 1,117         | 1    | 1             |
| 103  | 3    | 1,117 | 1,117         | 1    | 1             |
| 104  | 4    | 1,117 | 1,117         | 1    | 1             |
| 105  | 5    | 1,117 | 1,117         | 1    | 1             |
| 106  | 6    | 1,117 | 1,117         | 1    | 1             |
| 107  | 7    | 1,117 | 1,117         | 1    | 1             |
| 108  | 8    | 1,117 | 1,117         | 1    | 1             |
| 109  | 9    | 1,117 | 1,117         | 1    | 1             |
| 110  | 10   | 1,117 | 1,117         | 1    | 1             |
| 111  | 11   | 1,117 | 1,117         | 1    | 1             |
| 112  | 12   | 1,117 | 1,117         | 1    | 1             |
| 113  | 13   | 1,117 | 1,117         | 1    | 1             |
| 114  | 14   | 1,117 | 1,117         | 1    | 1             |
| 115  | 15   | 1,117 | 1,117         | 1    | 1             |
| 116  | 16   | 1,117 | 1,117         | 1    | 1             |
| 117  | 17   | 1,117 | 1,117         | 1    | 1             |
| 118  | 18   | 1,117 | 1,117         | 1    | 1             |
| 119  | 19   | 1,117 | 1,117         | 1    | 1             |
| 120  | 20   | 1,117 | 1,117         | 1    | 1             |
| 121  | 21   | 1,117 | 1,117         | 1    | 1             |
| 122  | 22   | 1,117 | 1,117         | 1    | 1             |
| 123  | 23   | 1,117 | 1,117         | 1    | 1             |
| 124  | 24   | 1,117 | 1,117         | 1    | 1             |
| 125  | 25   | 1,117 | 1,117         | 1    | 1             |
| 126  | 26   | 1,117 | 1,117         | 1    | 1             |
| 127  | 27   | 1,117 | 1,117         | 1    | 1             |
| 128  | 28   | 1,117 | 1,117         | 1    | 1             |
| 129  | 29   | 1,117 | 1,117         | 1    | 1             |
| 130  | 30   | 1,117 | 1,117         | 1    | 1             |
| 131  | 31   | 1,117 | 1,117         | 1    | 1             |
| 132  | 32   | 1,117 | 1,117         | 1    | 1             |
| 133  | 33   | 1,117 | 1,117         | 1    | 1             |
| 134  | 34   | 1,117 | 1,117         | 1    | 1             |
| 135  | 35   | 1,117 | 1,117         | 1    | 1             |
| 136  | 36   | 1,117 | 1,117         | 1    | 1             |
| 137  | 37   | 1,117 | 1,117         | 1    | 1             |
| 138  | 38   | 1,117 | 1,117         | 1    | 1             |
| 139  | 39   | 1,117 | 1,117         | 1    | 1             |
| 140  | 40   | 1,117 | 1,117         | 1    | 1             |
| 141  | 41   | 1,117 | 1,117         | 1    | 1             |
| 142  | 42   | 1,117 | 1,117         | 1    | 1             |
| 143  | 43   | 1,117 | 1,117         | 1    | 1             |
| 144  | 44   | 1,117 | 1,117         | 1    | 1             |
| 145  | 45   | 1,117 | 1,117         | 1    | 1             |
| 146  | 46   | 1,117 | 1,117         | 1    | 1             |
| 147  | 47   | 1,117 | 1,117         | 1    | 1             |
| 148  | 48   | 1,117 | 1,117         | 1    | 1             |
| 149  | 49   | 1,117 | 1,117         | 1    | 1             |
| 150  | 50   | 1,117 | 1,117         | 1    | 1             |
| 151  | 51   | 1,117 | 1,117         | 1    | 1             |
| 152  | 52   | 1,117 | 1,117         | 1    | 1             |
| 153  | 53   | 1,117 | 1,117         | 1    | 1             |
| 154  | 54   | 1,117 | 1,117         | 1    | 1             |
| 155  | 55   | 1,117 | 1,117         | 1    | 1             |
| 156  | 56   | 1,117 | 1,117         | 1    | 1             |
| 157  | 57   | 1,117 | 1,117         | 1    | 1             |
| 158  | 58   | 1,117 | 1,117         | 1    | 1             |
| 159  | 59   | 1,117 | 1,117         | 1    | 1             |
| 160  | 60   | 1,117 | 1,117         | 1    | 1             |
| 161  | 61   | 1,117 | 1,117         | 1    | 1             |
| 162  | 62   | 1,117 | 1,117         | 1    | 1             |
| 163  | 63   | 1,117 | 1,117         | 1    | 1             |
| 164  | 64   | 1,117 | 1,117         | 1    | 1             |
| 165  | 65   | 1,117 | 1,117         | 1    | 1             |
| 166  | 66   | 1,117 | 1,117         | 1    | 1             |
| 167  | 67   | 1,117 | 1,117         | 1    | 1             |
| 168  | 68   | 1,117 | 1,117         | 1    | 1             |
| 169  | 69   | 1,117 | 1,117         | 1    | 1             |
| 170  | 70   | 1,117 | 1,117         | 1    | 1             |
| 171  | 71   | 1,117 | 1,117         | 1    | 1             |
| 172  | 72   | 1,117 | 1,117         | 1    | 1             |
| 173  | 73   | 1,117 | 1,117         | 1    | 1             |
| 174  | 74   | 1,117 | 1,117         | 1    | 1             |
| 175  | 75   | 1,117 | 1,117         | 1    | 1             |
| 176  | 76   | 1,117 | 1,117         | 1    | 1             |
| 177  | 77   | 1,117 | 1,117         | 1    | 1             |
| 178  | 78   | 1,117 | 1,117         | 1    | 1             |
| 179  | 79   | 1,117 | 1,117         | 1    | 1             |
| 180  | 80   | 1,117 | 1,117         | 1    | 1             |
| 181  | 81   | 1,117 | 1,117         | 1    | 1             |
| 182  | 82   | 1,117 | 1,117         | 1    | 1             |
| 183  | 83   | 1,117 | 1,117         | 1    | 1             |
| 184  | 84   | 1,117 | 1,117         | 1    | 1             |
| 185  | 85   | 1,117 | 1,117         | 1    | 1             |
| 186  | 86   | 1,117 | 1,117         | 1    | 1             |
| 187  | 87   | 1,117 | 1,117         | 1    | 1             |
| 188  | 88   | 1,117 | 1,117         | 1    | 1             |
| 189  | 89   | 1,117 | 1,117         | 1    | 1             |
| 190  | 90   | 1,117 | 1,117         | 1    | 1             |
| 191  | 91   | 1,117 | 1,117         | 1    | 1             |
| 192  | 92   | 1,117 | 1,117         | 1    | 1             |
| 193  | 93   | 1,117 | 1,117         | 1    | 1             |
| 194  | 94   | 1,117 | 1,117         | 1    | 1             |
| 195  | 95   | 1,117 | 1,117         | 1    | 1             |
| 196  | 96   | 1,117 | 1,117         | 1    | 1             |
| 197  | 97   | 1,117 | 1,117         | 1    | 1             |
| 198  | 98   | 1,117 | 1,117         | 1    | 1             |
| 199  | 99   | 1,117 | 1,117         | 1    | 1             |
| 200  | 100  | 1,117 | 1,117         | 1    | 1             |

1 SITE PLAN  
SCALE: N.T.S.





\*NOTE: These data are to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Huntsville assumes no responsibility for the accuracy of said data.

## Sycamore Avenue Development - Preliminary Plat

Meeting Date - June 3, 2010

1 inch = 300 feet







# PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

---

Prepared by: Rose Kader, Planner      Aron Kulhavy, AICP, Public Works Director/City Planner

---

**SUBJECT:** Forum Sam Houston

**TYPE OF REVIEW:** Final Plat

**MEETING DATE:** June 3, 2010

**APPLICANT:** Lee Allison, PE

**OWNER:** Casey Collum; Pony Farm, LLC; & Francisco Rivas

**LOCATION:** Northeast corner of Sam Houston Avenue and Sycamore Avenue

---

## ***FACTS, CODE REQUIREMENTS AND CONDITIONS***

The subject property is located in the northeast corner of Sam Houston Avenue and Sycamore Avenue, in the E. Davids Survey, A-157, in the city limits of Huntsville. It is located in the Management District.

On May 20, 2010, the preliminary plat for Forum Sam Houston (Huntsville) was approved by the Commission.

Staff has submitted a City Council agenda item for consideration on June 1 to for the abandonment of Shepherd Drive Right-of-Way (ROW). Staff will report the results of this matter.

As proposed in the preliminary plat, there will be two (2) lots. Lot 1 will be 12.217 acres and Lot 2 will remain a residential lot.

There will be dedication of ROW along Sycamore Avenue and Sam Houston Avenue.

The closing on the property will take place at some point between final consideration of the plat and the filing of the document at the courthouse. The plat for consideration shows the ultimate signature lines for the owners of lots 1 and 2.

Staff is currently working with the project engineer to resolve some minor issues. The City's engineering staff will have final comments for consideration of the plat to present at the meeting.

Sidewalks will be required along Sam Houston Avenue and the developer also anticipates on providing sidewalks along Sycamore Avenue, although not required by Code.

There a few stretches of water and sewer lines that are proposed to be abandoned to allow for the re-routing of utilities to fit the proposed development at build-out. Utilities that run to and through the property will be in public



easements while those that service only the project apartments will be privately maintained.

**STAFF RECOMMENDATION:**

*As this Final plat conforms to the approved Preliminary Plat and it meets the requirements of the Development Code, staff recommends approval with the assumption that the engineered construction plans are in accordance with City codes and specifications.*

**ATTACHMENTS:**

Submitted Final Plat







# PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

---

Prepared by: Rose Kader, Planner      Aron Kulhavy, AICP, Public Works Director/City Planner

---

**SUBJECT:** Development Code, Chapter 11, Section 1104.5

**MEETING DATE:** June 3, 2010

**TYPE OF REVIEW:** Public Hearing, Administrative

**APPLICANT:** City of Huntsville

---

## **FACTS, CODE REQUIREMENTS AND CONDITIONS**

Staff was directed to propose a revision to the Sign Standards in Chapter 11 of the Development Code. The directive is to expand the area along Interstate 45 so ground signs are allowed to exceed the maximum 20 foot height requirement. This proposed code change is a result of a few variance requests over the years for properties in the vicinity of the Interstate that lie more than 500 feet from the right of way. Specific cases of note are the requests for variances of the Denny's location on Highway 30 and the current Best Western Hotel on West Hill Park Drive.

The current exception to the 20 foot height requirement along Interstate 45 is found in Section 1104.5(1)(a)(1) where ground signs can be constructed at a height not to exceed 42-1/2 feet within 500 feet of Interstate 45.

Staff has included a map showing the existing 500 foot boundary and options for proposed boundaries. These options include a 600 and 750 foot buffer from the edge of the right-of way along Interstate 45. A large map is available at our office prior to the meeting and we will also have the map on hand at the meeting.

This amendment to the Code does not cover a small portion of I-45; it spans the entire length of I-45 in the City Limits on both sides of the interstate.

This item, once acted upon, will be referred to City Council for a public hearing and final consideration. The anticipated City Council date is June 15, 2010.

Below is the excerpt from the Development Code and the text of a proposed (redline) amendment.

### **1104.5      Height limitation and measurement**

#### **(1) Height limitation**

- (a) No developer shall establish, construct or erect a ground sign that exceeds a height of twenty (20) feet when measured according to Section 1104.5.2 except:

- 1) A ground sign within ~~five hundred (500)~~ **six hundred (600)** feet of Interstate 45 may be constructed to a height not to exceed forty-two and one-half (42-1/2) feet;

## **STAFF RECOMMENDATION:**

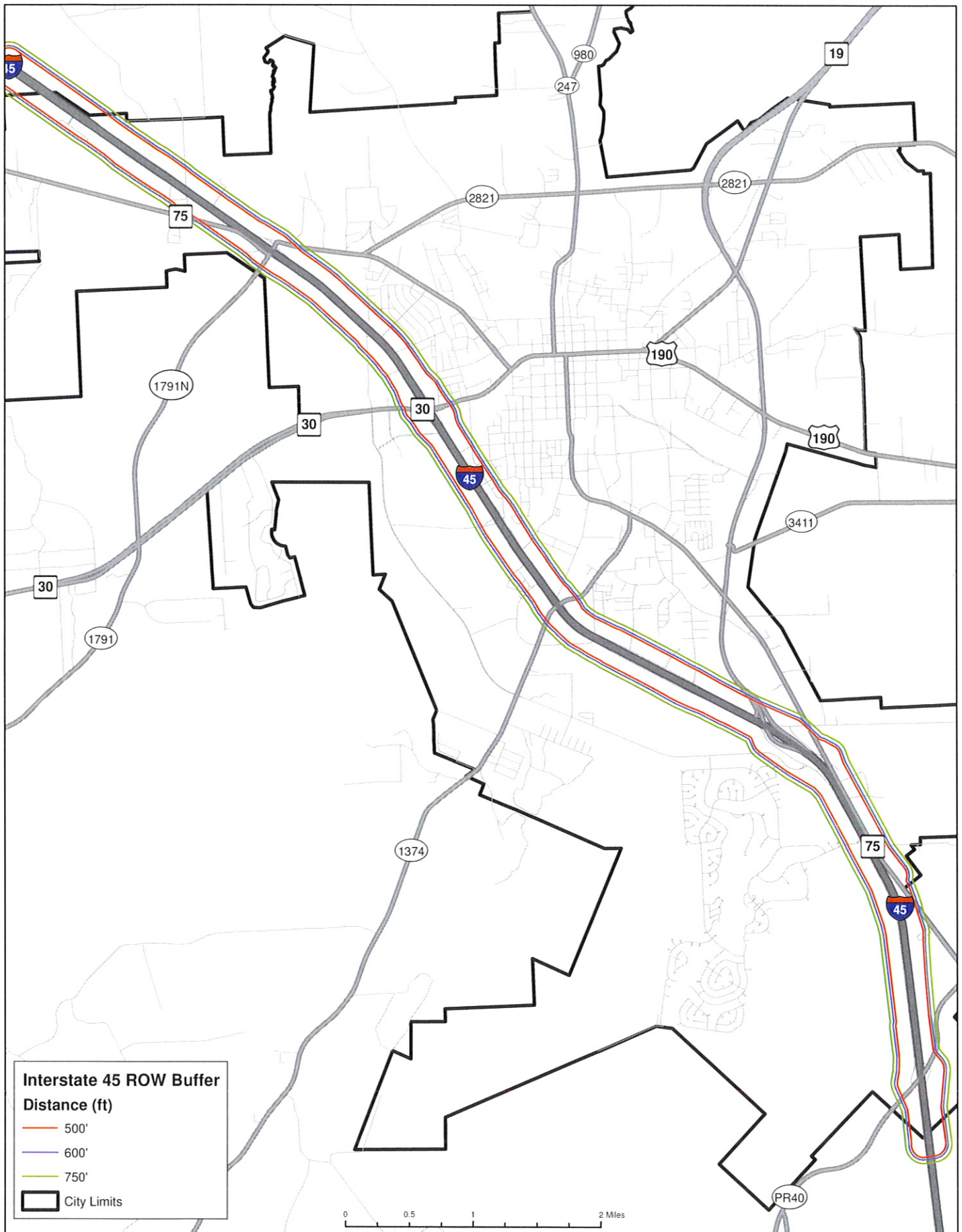
*As the Comprehensive Plan is currently written, no guidance is given in regards to signs. Based upon the current code allowing for the ability of consumers to advertise in a*



*manner consistent with the existing code, staff recommends leaving the Development Code as currently written.*

**ATTACHMENTS:**

Map (reduced)



## Interstate 45 Signage

**MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 20TH DAY OF MAY, 2010 AT 5:30PM.**

---

**REGULAR SESSION [12:00PM]**

Members present: Hilton; Johnston; Knotts; Newton; Soffar. Council Liaison Wagamon

Members absent: Anderson; Creager

Staff present: Kader; Kulhavy; North; Ramachandra

**1. CALL TO ORDER**

*This meeting was called to order by Chairman Johnston. [5:34PM]*

**2. PLEDGE OF ALLEGIANCE**

**a. U.S. Flag**

**b. Texas Flag** – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

**3. INVOCATION**

*Chairman Johnston led the invocation.*

**4. CONSIDER the Preliminary Plat of Forum Huntsville located in the northeast corner of Sam Houston Avenue and Sycamore Avenue in the E. Davids Survey, A-157, in the city limits of Huntsville consisting of 12.712 acres.**

City Planner Aron Kulhavy gave an overview of the information as provided in the Discussion Form and explain that the City has no future plans for Shepherd Drive.

There was discussion regarding current structures on the property and City Planner Kulhavy stated that all are either being removed or demolished.

Lee Allison, PE, (project engineer) explained the conditions of property to the Commission in regards to the Zone X Flood Plain, some of the proposed detention facilities, the proposed deceleration lane on Sam Houston Avenue, and buffering which Mr. Allison stated would be a Type D Buffer required by the Development Code.

Commissioners expressed their concern for existing vegetation and mature trees on the property and asked the Developer to save as many existing trees as possible. John Evans, Principal, acknowledged the Commission's concern; however, he described some technical issues that might prevent him from doing so but explained that they will meet the landscaping requirements.

Chairman Johnston allowed public comments:

**Charles W. Smither, Jr.** expressed his concern and asked the Commission not to forfeit their right to have input on the location of the driveways.

**Amy Brosi** - expressed her concern for the existing trees on the property and asked the Developer if she could acquire a core sample of one of the mature trees.

*Commissioner Newton made a motion for approval of the Preliminary Plat of Forum Huntsville. Second was by Commissioner Soffar. The vote was unanimous.*

**5. PUBLIC HEARING for a revision to Chapter 2 of the Huntsville Horizon Comprehensive Plan.**  
**Chairman Johnston opened the public hearing [5:54PM]**  
**No citizen comments**

Commissioner Knotts expressed his concern for the zoning map not being included. City Planner Kulhavy explained that the Official Zoning Map is readily available and is the enforcement tool that is best kept with the Development Code.

City Planner Kulhavy expressed his appreciate for the work done and staff provided replacement pages for corrects asked from the previous meeting.

**Chairman Johnston closed the public hearing [6:00PM]**

**6. CONSIDER the revisions of Chapter 2 of the Huntsville Horizon Comprehensive Plan.**  
*Commissioner Hilton made a motion to approve the revisions to Chapter 2. Second was by Commissioner Soffar. The motion was unanimous.*

**7. CONSIDER the minutes May 20, 2010.**  
*Commissioner Hilton made a motion to accept the minutes of May 6<sup>th</sup> as presented. Second was by Commissioner Soffar. The motion was unanimous.*

**8. CITIZEN INPUT**  
None

**9. ADJOURNMENT**  
*Commissioner Sofar made a motion to adjourn. Second was by Commissioner Newton. The vote was unanimous. [6:04PM]*